

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT AND RENEW THE LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR THE NORTHEAST TRANSPORTATION CENTER**

Since July 1989, the Board has leased a bus storage and maintenance facility, located at 5901 N.W. 27 Avenue (see attached location map), for the Northeast Transportation Center, from Miami-Dade County (County), at an annual rental rate of \$1. The District is in its last renewal option period and the current agreement will expire on June 30, 2000. The County has advised the District that, as part of a transit agency deficit reduction plan, the 8.07 acre property, which contains all improvements required for a transportation facility, has been declared surplus. At its February 10, 1999 meeting, the Board authorized staff to negotiate for the purchase of this property and discussions between the District and the County continue. However, since a real estate closing cannot be completed prior to the June 30, 2000 lease expiration date, the County has indicated a willingness to amend the current lease to provide one additional renewal option period.

Pursuant to negotiating procedures, a Management Team meeting was held on April 24, 2000, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease amendment are as follows:

- one additional one-year renewal option period, from July 1, 2000 through June 30, 2001, at an annual rental amount of \$1; and
- all other terms and conditions of the lease agreement shall remain in full force and effect.

Concurrent with the approval of the proposed lease amendment, the lease will be renewed for the term beginning July 1, 2000 and ending June 30, 2001. This represents the last of eleven one-year renewal option periods available under the current lease agreement, as amended. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The Administrative Director of the Department of Transportation, Associate Superintendent of School Operations and Deputy Superintendent of School Operations recommend approval of the lease amendment.

A copy of the proposed lease amendment will be placed on file in the Citizen Information Center and Recording Secretary's Office.

**RECOMMENDED:**

That The School Board of Miami-Dade County Florida:

1. authorize the Superintendent or his designee to execute a lease amendment with Miami-Dade County for the Northeast Transportation Center, to provide one additional renewal option period; and
2. renew the lease at an annual rental amount of \$1. The term of the renewal period will commence July 1, 2000, and will end June 30, 2001. All other terms and conditions of the lease agreement will remain unchanged.

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# LOCATION MAP

